

Newfields Planning Board September 21, 2006-Meeting Minutes

Attendance: William Meserve, Michael Todd, John Hayden and Elliot Alexander. Absent from the meeting were Selectmen's Rep Janet Smith, Town Planner Reuben Hull, and Michael Price.

Meeting called to order @ 7:04pm

I. New Applications:

1. Watson Subdivision-Map 208 Lot 2.1 (70 Halls Mill Road)

P. Watson not present at meeting. Question by the board as to whether moving of the stone wall at his property is an issue with the scenic road ordinance. Property owner may have moved the wall without consulting the town board of selectmen or planning board for review/permission. A motion was made and seconded to table the application until this separate issue is reviewed. The motion carried. A motion was also made and seconded to bring the issue to the board of selectmen for evaluation. The motion carried.

II. Acceptance Hearings:

2. Minor Subdivision-Carol Dixon-Map 206 Lot 4 (65 Piscassic Road)

Carol Dixon was present at the meeting. The application was reviewed by R. F. Hull, Jr., PE and found to be complete with the recommendation for acceptance by the planning board at the September 21, 2006 meeting. There were no comments from the public. A motion was made and seconded to accept the application with 10 conditions. The motion carried. The following are the conditions as listed on the Planning and Engineering Review-Civil Design Reference No. 06-47:

1. Revise the Title Block on both sheets to remove the reference to Lot 5, which is not part of the proposed subdivision.
2. Revise the plans to correct the references to Piscassic "Road" (not "Street"). [This occurs in multiple locations in the title blocks on each sheet and on the plan within the owner and abutter's addresses.]
3. NHDES subdivision permit number to be added to the plan.
4. NHDOT driveway permit number to be added to the plan.
5. Add a new note on sheet 2 to identify that the existing gravel driveway entrance is to be eliminated per NHDOT driveway permit requirements and that the existing driveway is to be closed with a stone wall, using stones salvaged from the new driveway location.
6. Add a note to the plan to identify that wetland buffer zone markers are to be set prior to the issuance of any building permit for the newly created lot. [Monumentation of the new lot is to include "no-cut" zone markers, where appropriate, within wetland buffer zones. Marker requirements are described under Zoning Ordinance Section 7.6.3.1 as follows: "For land proposed to be developed, buffer zones as defined within this subsection shall be

permanently delineated with authorized Town of Newfields markers at intervals not to exceed 75'."]

7. Payment of any outstanding application and review fees.
8. Submission of a check to the Town Clerk for recording and copies, payable to *Rockingham County Registry of Deeds*, in the amount of \$32.00 per plan sheet to be recorded.

The other two conditions included making a spelling correction for an abutter name and adding four additional signatures for the final signing. A motion was made and seconded to sign the plan outside of the next October public meeting if all conditions are met. The motion carried.

III. Continued Applications:

1. Site Review-Newbrook Self Storage; Map 102 Lot 56.2 (16 Swamscott Street)
The applicant was present with the purpose to demonstrate what progress was made on the application plan with the focus on vehicle exhaust and life safety codes for the building.

Other Business:

Capital Improvement Plan-Discussion was held on working with the board of selectmen on the capital improvement plan. A number of departments need to provide input and plans for the years ahead to the planning board for revision and inclusion. A recommendation was made for an informational meeting to discuss how a CIP is an integral part of a town's master plan and how they work.

The next meeting will be Thursday October 19, 2006 at 7:00pm.